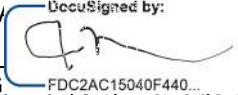


Application # _____	Fees Paid _____
Date Received: _____	Accepted by _____
Date deemed complete _____	App Deny Conditions



APPLICATION FOR ORDINANCE TEXT AMENDMENT CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT INFORMATION

City of Greenville NAME 206 S Main Street ADDRESS Greenville, SC 29601 (864) 467-4476 PHONE	(864) 467-4510 FAX planning@greenvillesc.gov EM/DocuSigned by:  SIG FDC2AC15040F440... 1/14/2022 DATE
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REQUEST

PERTINENT CODE SECTION(S):

Amendment to Article(s) 19-6-9 of the Land Management Ordinance

NARRATIVE DESCRIPTION/PROPOSED REVISION(S):

This text amendment will replace the existing provisions in the Land Management Ordinance for Section 19-6-9. Single-family residential infill standards. Proposed amendments will focus standards within existing single-family residential areas to achieve more balanced growth and maintenance of neighborhood character, integrity, diversity, affordability, and environmental features. This amendment will be applicable to new lots, construction of a new structure, additions of garages/carports, installation/expansion of driveways, and significant renovations and additions within residential zoning districts. Generally, this amendment is comprised of standards for neighborhood character protection, stormwater mitigation, and tree canopy protection.

INSTRUCTIONS

1. THE APPLICATION AND FEE, **MADE PAYABLE TO THE CITY OF GREENVILLE**, MUST BE RECEIVED BY THE PLANNING AND DEVELOPMENT OFFICE NO LATER THAN 5:00 PM OF THE DATE REFLECTED ON THE ATTACHED SCHEDULE.
2. THE APPLICANT MUST RESPOND TO THE "STANDARDS" QUESTIONS ON PAGE 2 OF THIS APPLICATION (YOU MUST ANSWER "WHY" YOU BELIEVE THE APPLICATION MEETS THE TESTS FOR GRANTING A TEXT AMENDMENT). SEE ALSO **SECTION 19-2.3.2, AMENDMENTS TO TEXT AND ZONING DISTRICT MAP**, FOR ADDITIONAL INFORMATION. YOU MAY ATTACH A SEPARATE SHEET ADDRESSING THESE QUESTIONS.
3. YOU MUST ATTACH THE REQUIRED APPLICATION FEE: \$ 100.00.
4. THE ADMINISTRATOR WILL REVIEW THE APPLICATION FOR "SUFFICIENCY" PURSUANT TO **SECTION 19-2.2.6, DETERMINATION OF SUFFICIENCY**, PRIOR TO PLACING THE APPLICATION ON THE PLANNING COMMISSION AGENDA. IF THE APPLICATION IS DETERMINED TO BE "INSUFFICIENT", THE ADMINISTRATOR WILL CONTACT THE APPLICANT TO REQUEST THAT THE APPLICANT RESOLVE THE DEFICIENCIES. **YOU ARE ENCOURAGED TO SCHEDULE AN APPLICATION CONFERENCE WITH A PLANNER, WHO WILL REVIEW YOUR APPLICATION FOR "SUFFICIENCY" AT THE TIME IT IS SUBMITTED. CALL (864) 467-4476 TO SCHEDULE AN APPOINTMENT.**

APPLICANT RESPONSE TO SECTION 19-2.3.2(E)(1), AMENDMENTS TO TEXT (YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

The GVL2040 Comprehensive Plan indicates as a primary principle "strengthening and preserving existing neighborhoods, including careful infill development that adds variety and inclusiveness to neighborhood

housing". The adoption of this proposed amendment is directly connected to this identified goal. Additionally, this request is strongly connected to the community's core values, engaging in the protection of neighborhoods that reflects a resourceful, inclusive, and courageous effort.

2. DESCRIBE THE WAYS IN WHICH THE PROPOSAL IS CONSISTENT WITH THE PROVISIONS OF THE ORDINANCE AND RELATED CITY REGULATIONS.

The amendment proposes modification to existing standards for single-family residential infill. These changes will result in construction more consistent with the existing fabric of neighborhoods throughout the City. The amendment will further align single-family infill standards with recent amendments to tree protection and replacement standards and goals for stormwater mitigation.

3. DESCRIBE THE CONDITIONS THAT HAVE CHANGED FROM THE CONDITIONS PREVAILING AT THE TIME THAT THE ORIGINAL TEXT WAS ADOPTED.

Greenville has experienced considerable growth in both commercial and residential development throughout the city over the past decade, which has added stress to existing neighborhoods to accommodate more and larger development. Additional protections are needed to ensure neighborhoods retain their character and remain affordable to those that would traditionally reside in those existing residential areas.

4. DESCRIBE THE WAYS IN WHICH THE PROPOSAL ADDRESSES A DEMONSTRATED COMMUNITY NEED.

In many City neighborhoods, residents are being surrounded by homes that are not compatible in mass or form, are being inundated with stormwater issues, and are losing traditional tree canopy characterizing how their community looks and functions. The proposal addresses this demonstrated community need by creating additional protections for existing single-family residential areas ensuring a consistent development pattern and environmental protections moving forward.

5. DESCRIBE THE WAYS IN WHICH THE PROPOSAL IS CONSISTENT WITH THE PURPOSE AND INTENT OF THE ZONING DISTRICTS IN THE ORDINANCE, WILL PROMOTE COMPATIBILITY AMONG USES, AND WILL PROMOTE EFFICIENT AND RESPONSIBLE DEVELOPMENT WITHIN THE CITY.

The proposal is consistent with the purpose and intent of the Ordinance which is to guide development in accordance with the existing and future needs of the city and to promote the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare of the property owners and residents of the city, and other members of the public. The proposal is particularly consistent with Land Management Ordinance "Purpose and Intent" Section 19-1.3.4, "Promote diverse quality housing, protect neighborhoods" and Section 19-1.3.10, "Create harmonious community", as the amendment promotes the protection of existing single-family residential areas in residential zoning districts.

6. DESCRIBE THE WAYS IN WHICH THE PROPOSAL PROMOTES A LOGICAL AND ORDERLY DEVELOPMENT PATTERN.

The proposal will ensure a logical and orderly development pattern of the city by protecting the existing character of existing neighborhoods, requiring homes to appear similarly sized, lot sizes to remain consistent within neighborhoods, and retaining relatively equivalent spacing between homes to maintain the rhythm and harmony of structures in existing residential areas.

7. DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT WILL RESULT IN BENEFICIAL IMPACTS ON THE NATURAL ENVIRONMENT AND ITS ECOLOGY, INCLUDING BUT NOT LIMITED TO: WATER; AIR; NOISE; STORMWATER MANAGEMENT; WILDLIFE; VEGETATION; AND, WETLANDS.

The proposed amendment will positively impact the natural environment through more stringent requirements relating to retention of tree canopy and additional requirements for stormwater mitigation of single-family residential properties not previously regulated.

8. DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT WILL RESULT IN DEVELOPMENT THAT IS ADEQUATELY SERVED BY PUBLIC FACILITIES AND SERVICES (ROADS, POTABLE WATER, SEWERAGE, SCHOOLS, PARKS, POLICE, FIRE, AND EMERGENCY FACILITIES).

The proposed amendment will ensure a development pattern consistent with existing development in an area, resulting in a very predictable impact on existing public facilities. In many cases, the proposed requirements should ensure minimal new burden is added to existing public facilities and infrastructure.

19-6.9 Single-family residential infill standards

19-6.9.1 General

(A) Purpose and intent. This section is intended to establish infill development standards that will allow balanced growth and maintain the character, integrity, diversity, affordability, and environmental features of the City's neighborhoods.

(B) Applicability. The provisions of this section shall apply to all following development activities located in established single-family residential areas:

- (1) New lots created by summary plat or major subdivision (*Section 19-2.3.13*).
- (2) Construction of any new structure.
- (3) Addition of an attached garage/carport.
- (4) Installation and/or expansion of a driveway.
- (5) Renovations/additions to a dwelling whose construction value exceeds 50 percent of the fair market value of the property as reflected on the Greenville County Tax Assessor's role. All costs of renovations/additions phased over a five-year period shall be combined to determine applicability of the percent threshold criteria.
- (6) Additions that increase the principle building footprint square footage by more than 40 percent. All square footage of additions phased over a five-year period shall be combined to determine the applicability of the percent threshold criteria.

(C) Exemptions.

Urban, Medium and Large Single-Family Attached developments are typically exempt from infill development requirements. For Small Single Family Attached developments, the project, as a whole, shall be required to adhere to the infill requirements of Section 19-6.9. The Administrator, however, may require compliance with infill standards on any development proposal, as warranted, in response to individual project proposals that should, by virtue of their configuration, respond to the established environ surrounds protected by the infill ordinance.

(D) Definitions. For the purposes of this section, the following definitions apply:

Block, in the context of residential infill means the lots and residential buildings fronting both sides of a section of street located between intersecting streets or, in the absence of intersecting streets, the lots and residential buildings fronting both sides of a section of street within 300 feet of each side of the subject property, on which the lot fronts, whichever is greater.

Development, single-family attached, Single-family attached development means a group of single-family attached dwellings, each on its own separate lot interconnected with a private street network that connects to a public street and typically with shared common space, access, and amenities.

Development, single-family attached – Urban, Development, single-family attached - Urban means a single-family attached development that is located in a densely developed area, specifically in the C-4 zoning district (central business district).

Development, single-family attached – Small, Development, single-family attached - Small means a single-family attached development that contains between two (2) and four (4) dwelling units.

Development, single-family attached – Medium, Development, single-family attached - Medium means a single-family attached development that contains between five (5) and twenty nine (29) dwelling units.

Development, single-family attached – Large, Development, single-family attached - Large means a single-family attached development that contains thirty-one (30) or more dwelling units.

Established single-family residential area, in the context of residential infill, means any property located within a residential zone district.

Form, in the context of residential infill, refers to the shape and scale of a building. Form and its opposite, space, constitute primary elements of architecture and place. Both form and space are given shape and proportion in the design process. Therefore, the placement of a building form in relation to its immediate site and neighboring buildings is a crucial aspect of this form/space relationship.

Form Analysis, in the context of residential infill, means an analysis that combines a number of aspects that must be considered in order to analyze or design a resilient architectural form and resultant placement of that form, including shape, mass, size, proportion, and space.

Height. See *Height of building, Section 19-1.11.*

Mass means the three-dimensional representation of a structure and is the resultant of an analysis of the width, height and overall presentation of an individual existing structure.

Proportion of building means the comparative relation between elements of building size and height.

Shape, in the context of residential infill, refers to the configuration of surfaces and edges of a two- or three-dimensional object. Shape is the contour or silhouette, rather than the detail, of identified structures and is expressed in both plan (2D) and form (3D).

Size, in the context of residential infill, means the spatial dimensions, proportions, magnitude or bulk of a structure or lot configuration.

Space, in the context of residential infill, means the area in, around and between adjacent forms. (With respect to structures within existing neighborhoods, the area and volume between and around existing structures and, with respect to land subdivision, the width and depth of existing lots)

Yard, Rear, in the context of residential infill, means the open space area, at grade, located behind the rear wall of the habitable residential structure on the lot and the rear lot line and extending the full width of the lot.

Yard, Front, in the context of residential infill, means the yard area located in front of the front wall of the habitable residential structure on the lot.

Yard, Side, in the context of residential infill, means the yard area located between the front wall and the rear wall at both sides of the habitable residential structure on the lot.

Yard, Special Side, in the context of residential infill, means the yard area located between the front wall and the rear wall of a habitable residential structure located on a

corner lot at the elevation that faces the second street. A special side yard may only occur as a conditioned approval by the Administrator.

19-6.9.2 Neighborhood Character Protection

Character. This section is intended to establish infill development standards that will propagate the existing aggregate of features and traits that compose an existing individual neighborhood, in which an infill project is proposed.

Protection. This section is intended to establish infill development standards that will both protect and maintain the character and integrity of the city's established single-family residential areas.

(A) Mass and Form Analysis. Prior to submittal for a building permit, the applicant shall perform a mass and form analysis of the immediate area that surrounds the proposed building site. The completed analysis shall be submitted with the building permit application and shall be used to establish the scale, height and placement of a new or replacement structure on the lot. **Dimensions of single-family attached lots and buildings, that exist at the time of a new project permit, shall be excluded from the mass and form analysis.**

Commented [KK1]: Added per Planning Commission condition of approval

(1) Mass Analysis. A mass analysis is required to determine the relative appearance of the size and scale of structures in the applicable neighborhood and to ensure that the existing fabric of the neighborhood remains intact as new structures are added and older or damaged structures are replaced.

- (a) To conduct the mass analysis, determine the approximate width and height of all the individual residential structure elevations within the same block and then summarize as a representative average.
- (b) All new structures or replacements must provide a front elevation design that is within plus or minus 20 percent of the representative average of the width of the existing structure elevations as determined by the mass analysis.
- (c) All new structures or replacements must provide a front elevation design that does not exceed the average height of the existing elevations present within the block by more than one story.

(2) Form Analysis. A form analysis is also required to ensure that the existing fabric of the neighborhood remains intact as new structures are added, older or damaged structures are replaced, or new lot subdivisions are proposed. The form analysis is required to preserve and maintain the block *pattern* and *placement* of any new or replacement structure, lot or subdivision.

- (a) To conduct the form analysis, determine the shape and proportions of all the residential structure elevations and the spaces between all the residential structure buildings, identified in the mass analysis phase, and then include the finding with the results of the mass analysis.
- (b) For subdivision proposals, determine the shape, width and square footage pattern of the existing lots within the study block area and average the result to determine the allowable minimum lot width and size for the neighborhood. Resultant lots shall be within plus or minus 20 percent of the representative average lot width and lot area to

ensure sufficient dimensions for a building and spacing between structures consistent with the block pattern, as required in this ordinance.

(3) Exception.

- (a) Existing lots, present at the date of adoption of this ordinance, that
 - i. are significantly narrower than the average width of existing lots within the block; and
 - ii. which prevent the placement of a new structure that is able to comply within plus or minus 20 percent of the representative average width of the structure elevations by the mass analysis; and
 - iii. which prevent the ability to comply with the average spacing between existing structures as established by the form analysismay petition the Administrator to provide a building elevation width that complies with the applicable required side setback of the zoning district, even if the overall elevation is too narrow to comply with the average elevation width of this ordinance.
- (b) If a new structure is unable to meet the minimum spacing between structures, as determined by the form analysis step, due to an existing narrow lot width, then the front elevation must:
 - 1. Be designed to not exceed the average existing elevations average height present with the block; and
 - 2. May add one story with a step back no less than 20 feet from the front entry wall elevation. All analysis results shall be reported on the Mass and Form Analysis form, provided by the city, and submitted with an application for a certificate of appropriateness or the building permit application, whichever is applicable.

(B) Structure Removal and Replacement. Prior to the removal or replacement of any structure in an established residential neighborhood, the applicant must:

- (1) Determine if the property is in a neighborhood within a Preservation Overlay District, Historic Overlay District, Historic Resources List or the list of Local Landmarks. If so, *Section 19-2.3.8* will apply.
- (2) Must obtain a demolition permit prior to any work.

(C) New Structure Placement. Prior to the placement of any structure in an established residential neighborhood, the applicant must:

- (1) Determine if the property is in a neighborhood within a Preservation Overlay District or Historic Overlay District. If so, *Section 19-2.3.8* will apply.
- (2) Must obtain a building permit prior to any work.

(D) Structure Support Features. To minimize the impact of support features, such as garages, carports, accessory structures and driveways, on the character of established single-family residential areas, this section is intended to establish infill development standards that will address the location of garages or carports and driveways and the orientation of garage or carport openings relative to the street. The following shall apply:

- (1) In established single-family residential areas, garages, carports, and driveways shall be constructed in a way that is consistent with the predominant development pattern and rhythm of the block.
- (2) Attached garages or carports shall not open onto a front yard, unless:
 - (a) A majority of the existing dwellings in the block also have attached garages or carports which open onto a front yard; and
 - (b) The garage or carport adheres to all the following conditions:
 1. The garage or carport is integrated into the design of the house.
 2. The front wall of the garage or carport must be set back at least 10 feet from the front wall of the house. This setback may include up to 5 feet of the depth of a front porch that spans at least 50 percent of the front façade of the house and is at least five feet in depth.
 3. The new garage or carport width shall not exceed 25 percent of the lot width of the building lot.
 4. The new garage or carport may be allowed access, via an apron the width of the garage opening, up to a standard two car garage opening.
- (3) Attached garages or carports may open onto the special yard of a corner lot. The front door of the house shall not face the special yard. Garages or carports, located in a special side yard that front any road with a speed limit posted above 30mph or any road that is classified as a major residential collector must:
 - (a) provide a driveway configuration that is a minimum of 24 feet deep from the edge of the road pavement to the face of the garage; and
 - (b) allow enough space for a vehicle to reorient and enter traffic nose first.
- (4) All detached garages/carports shall comply with the provisions of *Section 19-4.4. Accessory uses and structures*.
- (5) If a garage or carport is not eligible to open onto a front or special side yard, then driveways and parking shall generally be directed and located to the side and/or rear of the dwelling and shall comply with the following requirements:
 - (a) The maximum width of a driveway, or the aggregate of multiple driveways or driveway entries into a single lot, shall not exceed 25 percent of the lot width, except in the rear yard.
 - (b) The lot width used for this calculation is the actual lot width up to a maximum of 80 feet. All lot widths in excess of 80 feet have a maximum driveway width of 20 feet.
 - (c) All driveway widths may not exceed the calculated allowable width of 20 feet, until the driveway either:
 1. Extends into a side yard area in compliance with the same dimensional restrictions of *Section 19-6.9.2(D)(2)(b) 2, 3 and 4*; or
 2. Extends into the rear yard area.
- (6) Parking pads may be allowed in the front yard provided the pad conforms with all the following:
 - (a) Parking pads shall not be located within any required zoning district setback; and

- (b) Parking pads may be allowed in the area between any required zoning district setback and the front wall of the primary residential structure; and
 - (c) Parking pad placement must include a minimum of a 5-foot landscape buffer between the edge of the parking pad closest to the residential structure and the front wall or porch of the residential structure.
- (7) Circular driveways may be allowed in the front yard provided the driveway conforms with all the following:
- (a) The ingress and egress of circular driveways must conform to *Section 19-6.9.2(D)(5)* for driveway width.
 - (b) Circular driveways shall not be located within any required zoning district setback.
 - (c) Circular driveways may be allowed in the area between any required zoning district setback and the front wall of the primary residential structure.
 - (d) Circular driveway placement must include a minimum of a 5-foot landscape buffer between the edge of the drive closest to the residential structure and the front wall or porch of the residential structure.
- (8) Parking in a front yard may be allowed by the administrator when conditions exist that do not allow access to the side or rear yard (i.e. topography, limited space between an existing house and the lot line (an area less than 10 feet wide), provided the limiting conditions are not created by the applicant or a lack of foresight by the applicant's builder or designer of the building placement on the lot.
- (9) Backup space in a front yard may be allowed by the administrator when access to an adjacent street may be difficult due to traffic patterns on any road with a speed limit posted above 30mph or any road that is classified as a major residential collector.

19-6.9.3 Stormwater Mitigation

(A) Stormwater Retention/ Detention Standards. For subdivisions where stormwater quantity requirements of *Article 19-7. Stormwater Management* apply to infill subdivisions, where above ground detention/retention facilities are proposed, they shall:

- (1) Be located at least 20 feet from an exterior property line;
- (2) Be sloped in a manner that is easily maintained; and
- (3) Be designed as an amenity to the development, when deemed feasible by the administrator. Amenity features may include additional landscaping, fountains, trails or other features acceptable to the administrator.

(B) Stormwater Standards other than Detention/Retention. For single family lots or subdivisions, where the property is not part of a larger common plan and where major or minor stormwater permits are not required or where water quality requirements, as part of a minor stormwater permit are not required, then the following requirements shall apply:

- (1) Any increase in the impervious surface shall be mitigated on site using the techniques outlined in the Guidelines for Green Infrastructure & Low Impact Development.
- (2) Any removal and replacement of existing impervious surface shall be mitigated on site using the Guidelines for Green Infrastructure & Low Impact Development.
- (3) A grading plan that includes details and mitigation techniques as specified above shall be submitted with the application. The grading plan shall conform to the following:

- (a) Setback slopes shall not exceed a 4:1 ratio, i.e. no more than a 1 foot change in elevation per 4 horizontal feet.
- (b) Runoff collected and concentrated from impervious surfaces shall be discharged within the property boundaries and no closer than 20 feet to the property line, unless discharge is dissipated by a design approved by the Administrator.
- (c) On site infiltration mitigation techniques may be up to the property line.
- (4) On-site mitigation options not otherwise listed in the Guidelines for Green Infrastructure & Low Impact Development may be used only upon approval of the Administrator.
- (5) Where the applicant cannot meet the requirements of on-site mitigation due to adverse site conditions, the Administrator may approve a grading plan that incorporates best management practices for conveyance and dissipation of stormwater runoff off-site.

19-6.9.4 Tree Canopy Protection

(A) Tree protection and replacement. Protection of existing tree cover, and the incremental growth of the city's tree canopy, is intended to enhance and preserve the environmental and aesthetic qualities of the city; to encourage site design techniques that preserve the natural environment and enhance the developed environment; to control erosion, slippage, and sediment runoff into streams and waterways; to increase slope stability; to improve air quality; to protect wildlife habitat and migration corridors; and to reduce homeowner energy costs.

- (1) **Tree Surveys.** Tree surveys are not required for single-family lots or single-family subdivisions. However, the location, species, and size of trees that are proposed to be retained and/or planted to meet these requirements shall be shown on the required site plan. Additionally, trees which are defined as heritage trees per *Section 19-6.3.2(H)* and are slated for removal must be noted on the plans.
- (2) **Tree Planting.** Including required street trees, one canopy tree shall be planted for each 2,000 square feet of lot area or portion thereof, minus building footprint. Such trees shall be a minimum 3-inch caliper and may be planted anywhere on the lot. For all existing canopy trees proposed to be retained and measuring at least 6 inches in diameter, their cumulative DBH caliper inches may be counted toward these planting requirements. Retained trees may not be counted toward any optional tree-planting storm water credits per 19-6.9.3.
- (3) **Street Trees.** Street trees are required at one shade tree per 40 linear feet of street frontage, or one ornamental tree per 20 linear feet of street frontage. Street tree requirements may count toward the one tree per 2,000 sf requirement of *Section 19-6.9.4(A)(2)*.
 - (a) Trees that are retained to meet the requirement of *Section 19-6.9.4(A)(2)* above shall be protected during construction consistent with the provisions of *Section 19-6.3.3*.
- (4) **Heritage Trees.** All trees greater than 20 inches in diameter and located within the buffers and setbacks of the lot, or any tree greater than 40 inches in diameter located on the property, are defined as heritage trees per *Section 19-6.3.2(H)* and shall be subject to those same protections or mitigations.

Commented [KK2]: Entire section to remain. Street tree requirements are not required elsewhere in the LMO, and the tree protection requirements in this amendment are a simplified version of the requirements in 19-6.3.

Commented [KK3]: Single-family detached is listed as exempt from LMO Section 19-6.2.1(C). This section must remain in the infill ordinance to require planting/retention of street trees.

Text Amendment to Land Management Ordinance Section 19-2.3.18, Alternative Equivalent Compliance, expanding “Applicability” to certain sections of 19-6.9, Single-family residential infill standards.

Sec. 19-2.3. Specific standards and other requirements for applications for development approval.

19-2.3.18. Alternative equivalent compliance.

- (A) *Purpose.* The alternative equivalent compliance (AEC) procedure is proposed to provide a mechanism for allowing minor variations from the multifamily and nonresidential design standards. Approval of an AEC allows development to occur in a manner that meets the intent of this chapter, yet through an alternative design that does not strictly adhere to the multi-family or nonresidential design standards. Approval of an AEC is not a general waiver of regulations; rather, it authorizes a licensed architect, landscape architect, or engineer to recommend that a proposed alternative design meets the intent of this chapter.
- (B) *Applicability.* The AEC procedure is available only for the following sections:
- (1) [Section 19-4](#), Use Regulations that protect single family-detached residential uses from proposed commercial development when abutting the protected use; and
 - (2) [Section 19-5](#), Dimensional Standards and Measurements that protect single family-detached residential uses from proposed commercial development when abutting the protected use; and
 - (3) [Section 19-6.2](#), Landscaping, buffering and screening that protect single family-detached residential uses from proposed commercial development when abutting the protected use; and
 - (4) [Section 19-6.4](#), Exterior Lighting that protects single family-detached residential uses from proposed commercial development when abutting the protected use; and
 - (5) [Section 19-6.5](#), Design standards for nonresidential development; and
 - (6) [Section 19-6.6](#), Sign Regulations that protect single family-detached residential uses from proposed commercial development when abutting the protected use; and
 - (7) [Section 19-6.8](#), Design standards for multifamily residential development-; and
 - (8) [Section 19-6.9, Single-family residential infill standards, specifically Section 19-6.9.2\(A\) Mass and Form Analysis;](#)
- (C) *Pre-application conference required.* An applicant proposing alternative equivalent compliance shall request and attend a pre-application conference with the administrator in accordance with subsection 19-2.2.3. The pre-application conference materials provided by the applicant shall include a detailed description of how a proposed building design differs from the applicable design standard requirements; but complies with the intent of this chapter.
- (D) *Decision-making responsibility.* Final approval of an AEC request shall be the responsibility of the decision-making body responsible for deciding the application. Administratively-approved development shall receive written AEC approval from the administrator. The foregoing notwithstanding, alternative equivalent compliance with those sections set forth above in subsection (B) that protect single family-detached residential uses from proposed commercial development when abutting the protected use shall receive final approval from the planning commission.
- (E) *Approval criteria.* A request for alternative equivalent compliance shall be approved if the application is accompanied by a sealed recommendation from a licensed state architect or landscape architect, or professional engineer, that the proposed building design achieves the intent of the subject standards to the

Commented [KK1]: Add per Planning Commission discussions and condition of approval for the Infill Ordinance Text Amendment on 01.20.2022.

same or better degree than the subject standards. The foregoing notwithstanding, requests for alternative equivalent compliance with those sections set forth above in subsection (B) that protect single family-detached residential uses from proposed commercial development when abutting the protected use shall be evaluated in accordance with the following criteria:

- (1) *Consistency with intent of applicable text amendment.* The alternative equivalence shall be consistent with the stated purpose of the applicable text amendment to protect single family-detached residential uses.
 - (2) *Neighborhood compatibility.* The alternative equivalence shall achieve the same neighborhood compatibility and maintain the harmony and character of established single-family residential areas as the applicable text amendment to protect single family-detached residential uses.
 - (3) *Access.* The proposal will not create negative impacts to the abutting properties or rights-of-way, dedicated tracts, or easements.
 - (4) *Intent.* The alternative equivalence will be equal to, or superior in, fulfilling the purpose and intent of the original protective text amendment requirements.
 - (5) *Safety.* The proposal does not negatively impact any safety features of the project, nor create any hazardous features.
 - (6) *Services.* The proposal will not create negative impacts to public services, including but not limited to fire and emergency services.
- (F) *Effect.* AEC approval shall apply only to the specific development for which it was requested and shall not establish a precedent for approval of other requests.

CITY OF GREENVILLE

SINGLE-FAMILY INFILL INSTRUCTIONS AND PATTERN BOOK

Section 1

- A. Getting Started
- B. Tools and Resources

Section 2

- A. Mass Analysis
- B. Example Worksheet

Section 3

- A. Form Analysis
- B. Example Worksheet

Section 4

- A. Pattern Book

Section 1

A. Getting Started

1. City or County GIS Maps may be used to collect data
2. Define and create study area parameters
3. Create list of study properties based on defined subject area

B. Tools and Resources

City of Greenville GIS Interactive Map:

<https://citygis.greenvillesc.gov/Html5Viewer/Index.html?viewer=AddressSearch>

Greenville County GIS Interactive Map:

<https://www.gcgis.org/apps/greenvilleis/>

Section 2

A. Mass Analysis

1. Measure lot width for each property within the study area
2. Measure building width for each property within the study area
3. Measure number of building stories for each property within the study area
4. Measure building height for each property within the study area
5. Determine if there are any properties that are considered to be an anomaly and remove from calculations
6. Calculate averages for each item and compare to proposed subject property

B. Example Worksheet

Part B: Mass Analysis

Surrounding Property Address ¹		Lot Width (ft.)	Building Width (ft.)	Building Number of Stories ^{2,3}	Building Height (ft.) ⁴	Property Conditions Anomaly (Yes or No)
Part B.1.A	1 Sample Drive	120 ft	81 ft	2 stories	25 ft	No
	5 Sample Drive	122 ft	73 ft	2 stories	25 ft	No
	7 Sample Drive	131 ft	87 ft	2 stories	25 ft	No
	2 Sample Drive	137 ft	99 ft	2 stories	25 ft	No
	4 Sample Drive	92 FT	55 ft	1 story	15 ft	Yes
	6 Sample Drive	128 ft	83 ft	2 stories	25 ft	No
Part B.1.B	Surrounding Property Total	730 ft	478 ft	11 stories	140 ft	
	Surrounding Property Average (AVG)	121.66 ft	79.66 ft	1.83 stories	23.33 ft	
Calculations Minus Anomaly(ies) [If applicable, use these calculations in Part B.2.B]						
Part B.1.C	Surrounding Property Total	379 ft	235 ft	10 stories	125 ft	
	Surrounding Property Average (AVG)	126.33 ft	78.33 ft	2 stories	25 ft	
Subject Property Address		Lot Width (ft.)	Building Width (ft.)	Building Number of Stories	Building Height (ft.)	
Part B.2.A	3 Sample Drive	138 ft	87ft	2 stories	22 ft	
Part B.2.B	Subject Property Percentage of Surrounding Property Average (AVG)	+10% Increase of AVG	+13% increase of AVG	0% increase of AVG	-10% decrease of AVG	

NOTES:

1. See Pattern Book Image: Figure TBD: Infill Study Area
2. See Pattern Book Image: Figure TBD: Building Story and Height Calculations

Section 3

A. Form Analysis

1. Measure distance from both the right-hand and the left-hand side of each principal structure to the adjacent principal structure for all properties within the subject area
2. Determine if there are any properties that are considered to be an anomaly and remove from calculations
3. Calculate average and compare to proposed subject property

B. Example Worksheet

Part C: Form Analysis

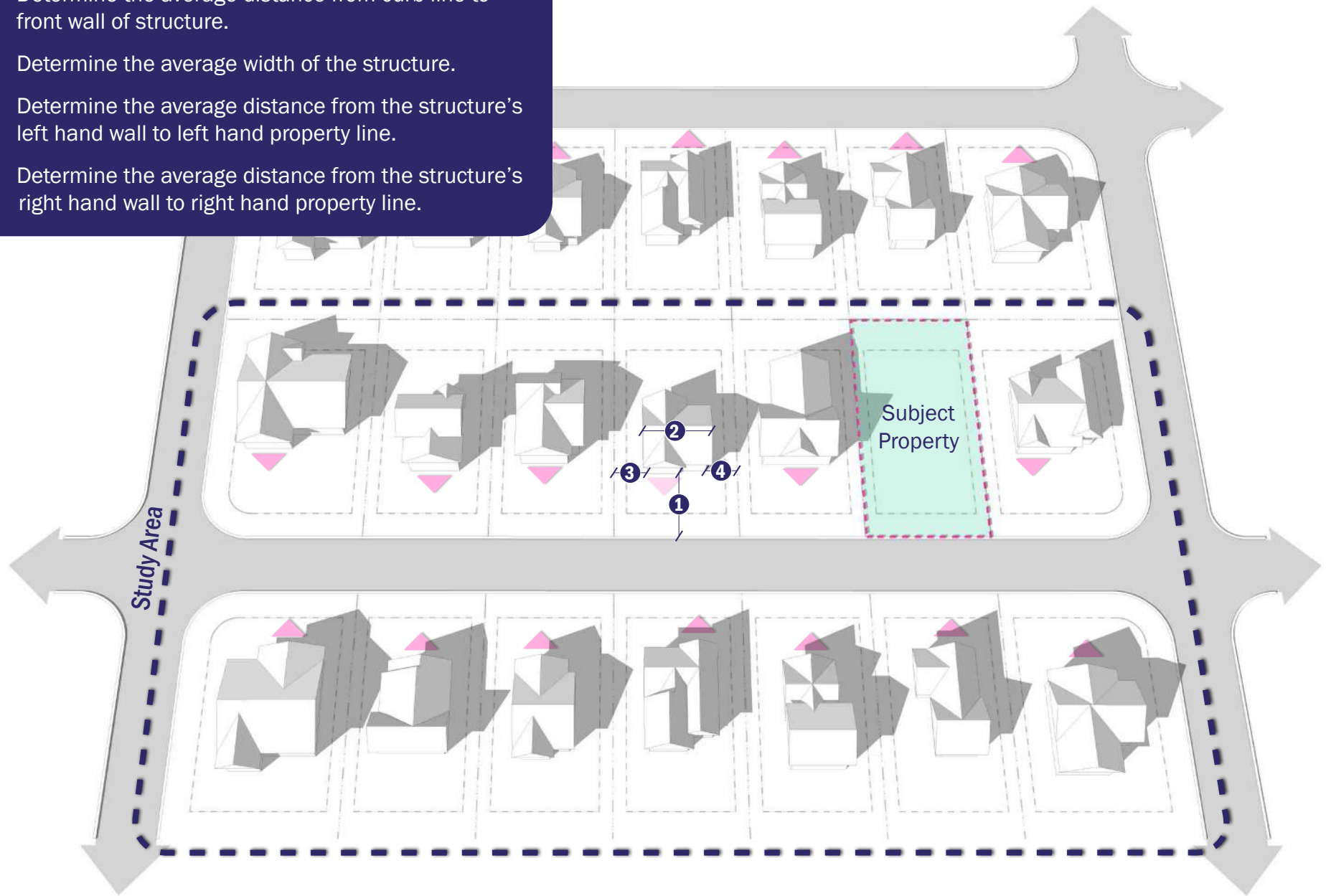
Surrounding Property Addresses ¹ (Between [INSERT Address] and [INSERT Address])		Space Between Side Building Walls (ft.)	Property Conditions Anomaly (Yes or No)
Part C.1.A	2 Sample Drive and 4 Sample Drive	50 ft	Yes
	4 Sample Drive and 6 Sample Drive	78 ft	
	6 Sample Drive and 8 Sample Drive	75 ft	
	5 Sample Drive and 7 Sample Drive	72 ft	
Part C.1.B	Surrounding Property Total	275 ft	
	Surrounding Property Average (AVG)	68.75 ft	
Calculations Minus Anomaly(ies) [If applicable]			
Part C.1.C	Surrounding Property Total	225 ft	
	Surrounding Property Average (AVG)	75 ft	
Subject Property Address		Space Between Side Building Walls (ft.)	
Part C.2.A	3 Sample Drive	66	
Part C.2.B	Subject Property Percentage of Surrounding Property Average (AVG)	-13% decrease of average	

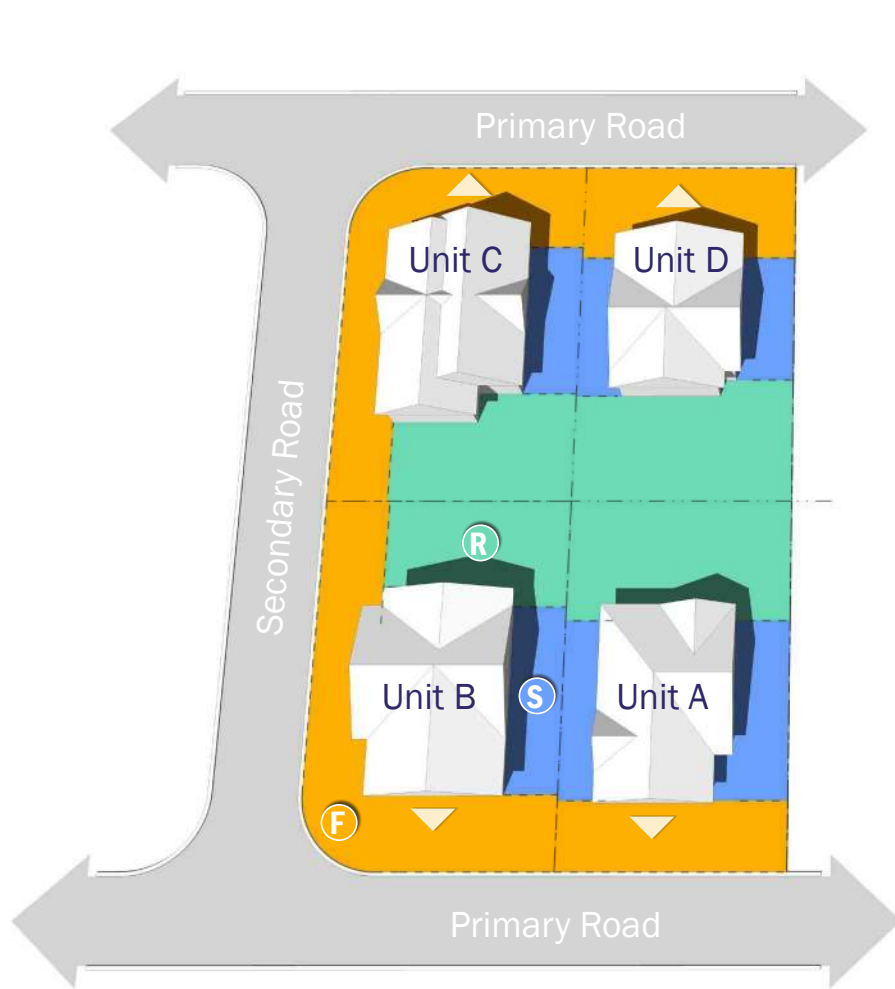
NOTES:

1. See Pattern Book Image: Infill Study Area

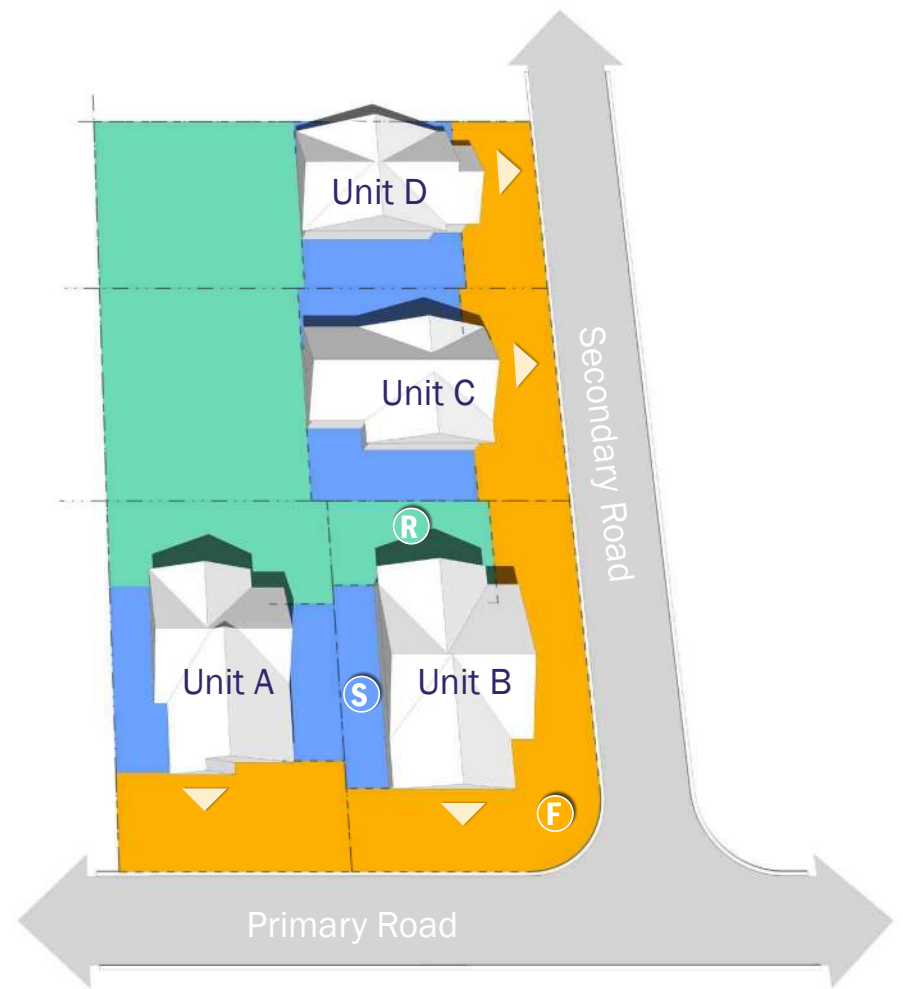
Study Area Form Analysis:

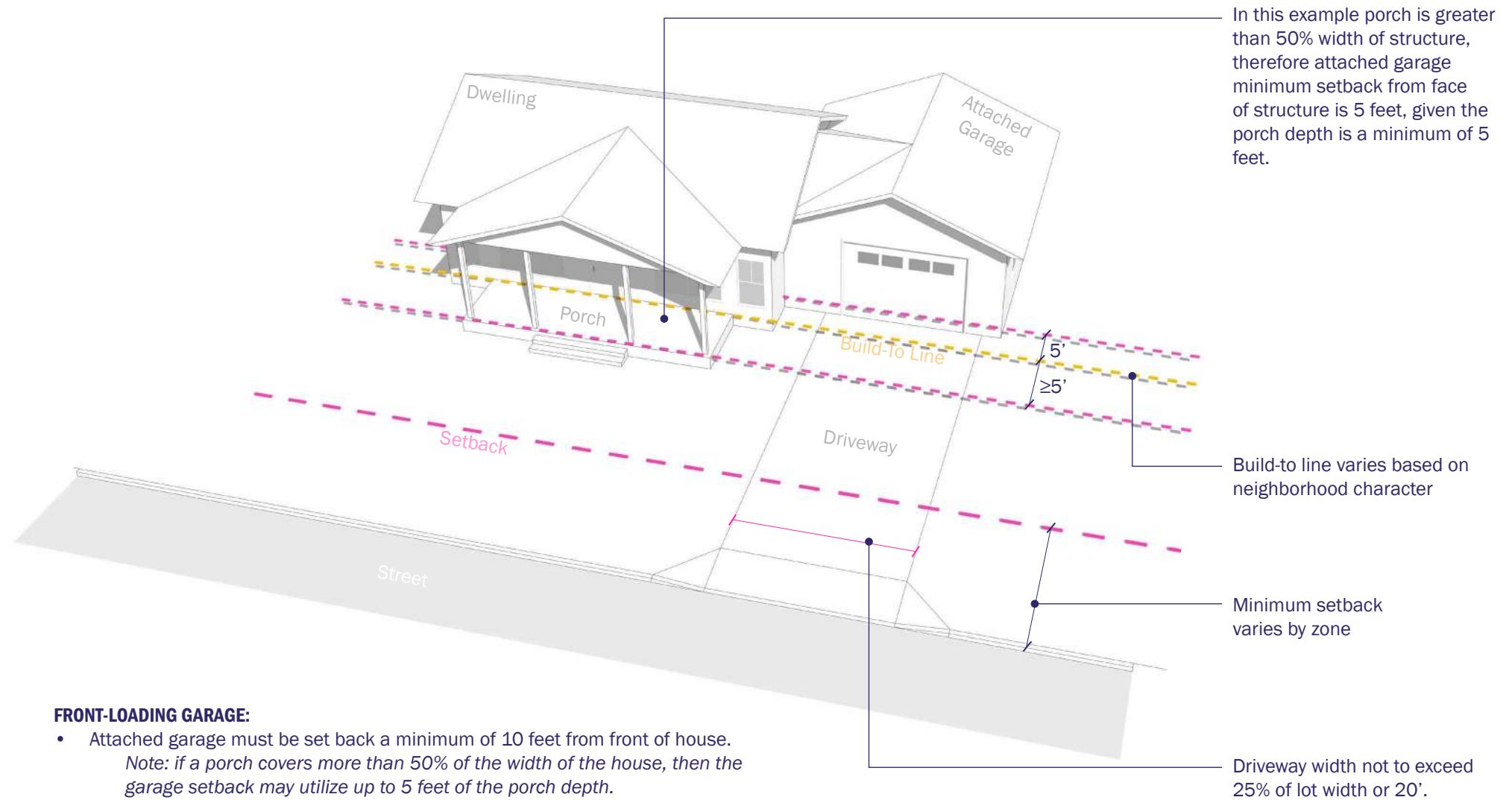
1. Determine the average distance from curb line to front wall of structure.
2. Determine the average width of the structure.
3. Determine the average distance from the structure's left hand wall to left hand property line.
4. Determine the average distance from the structure's right hand wall to right hand property line.





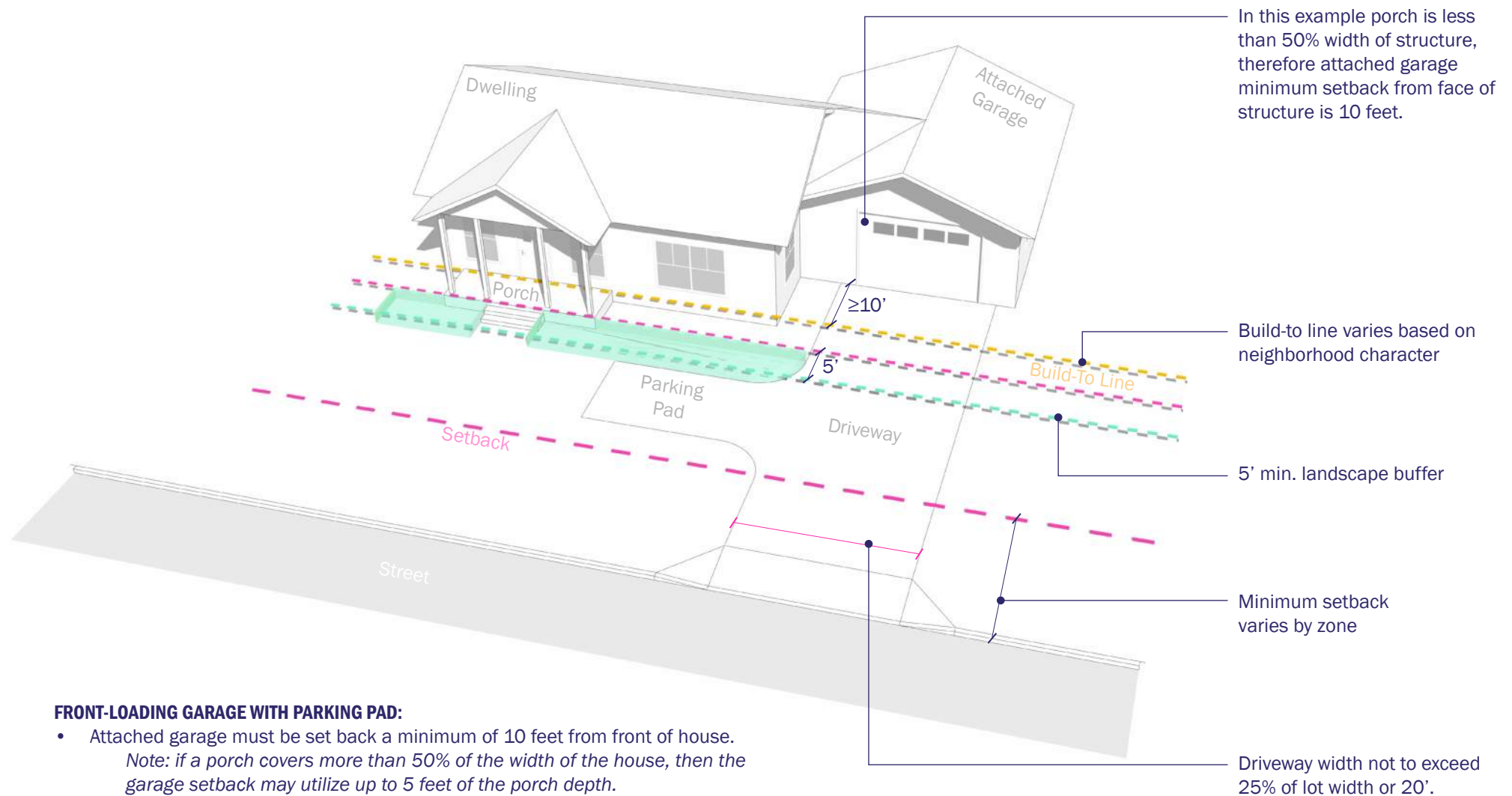
- F** Front Yard
- S** Side Yard
- R** Rear Yard





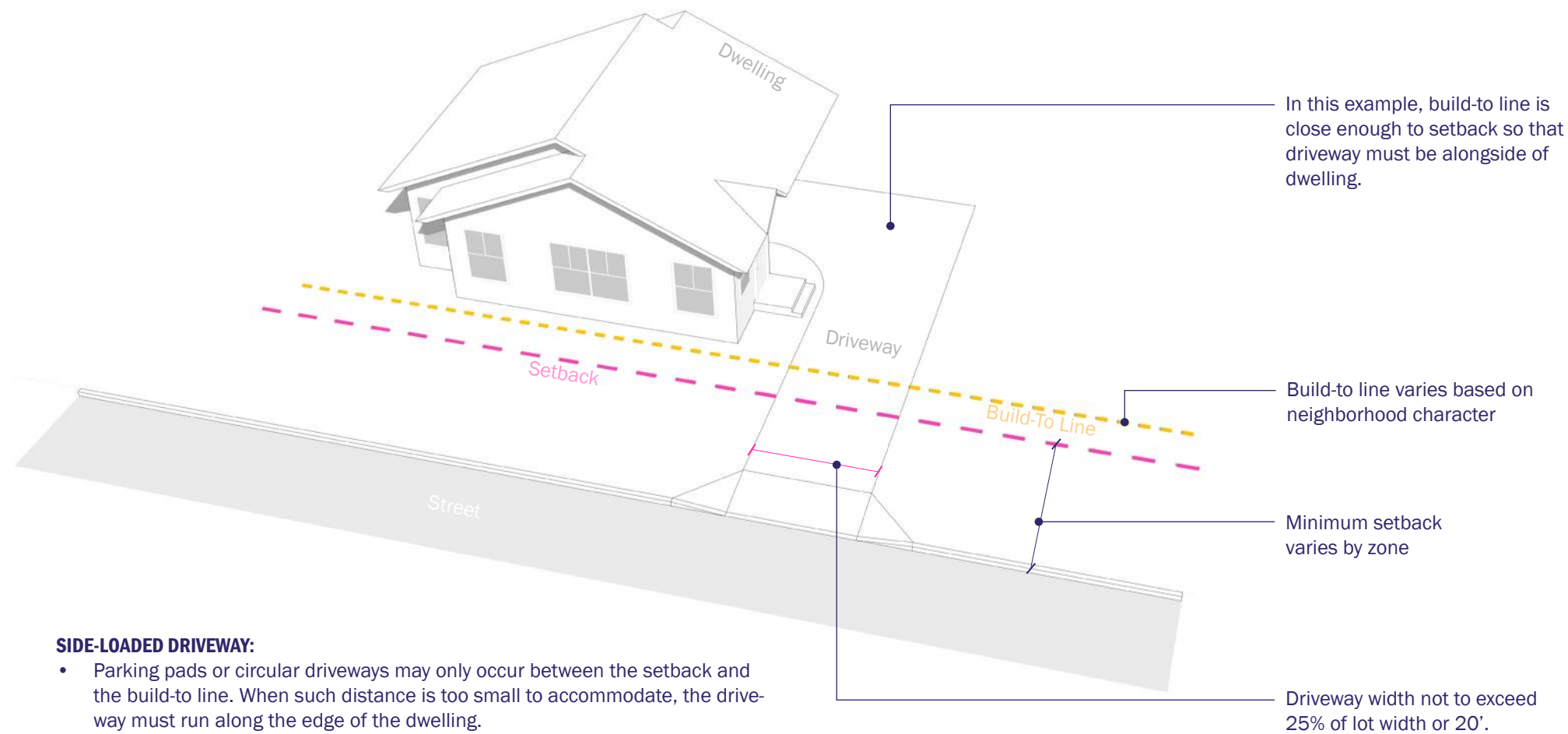
FRONT-LOADING GARAGE:

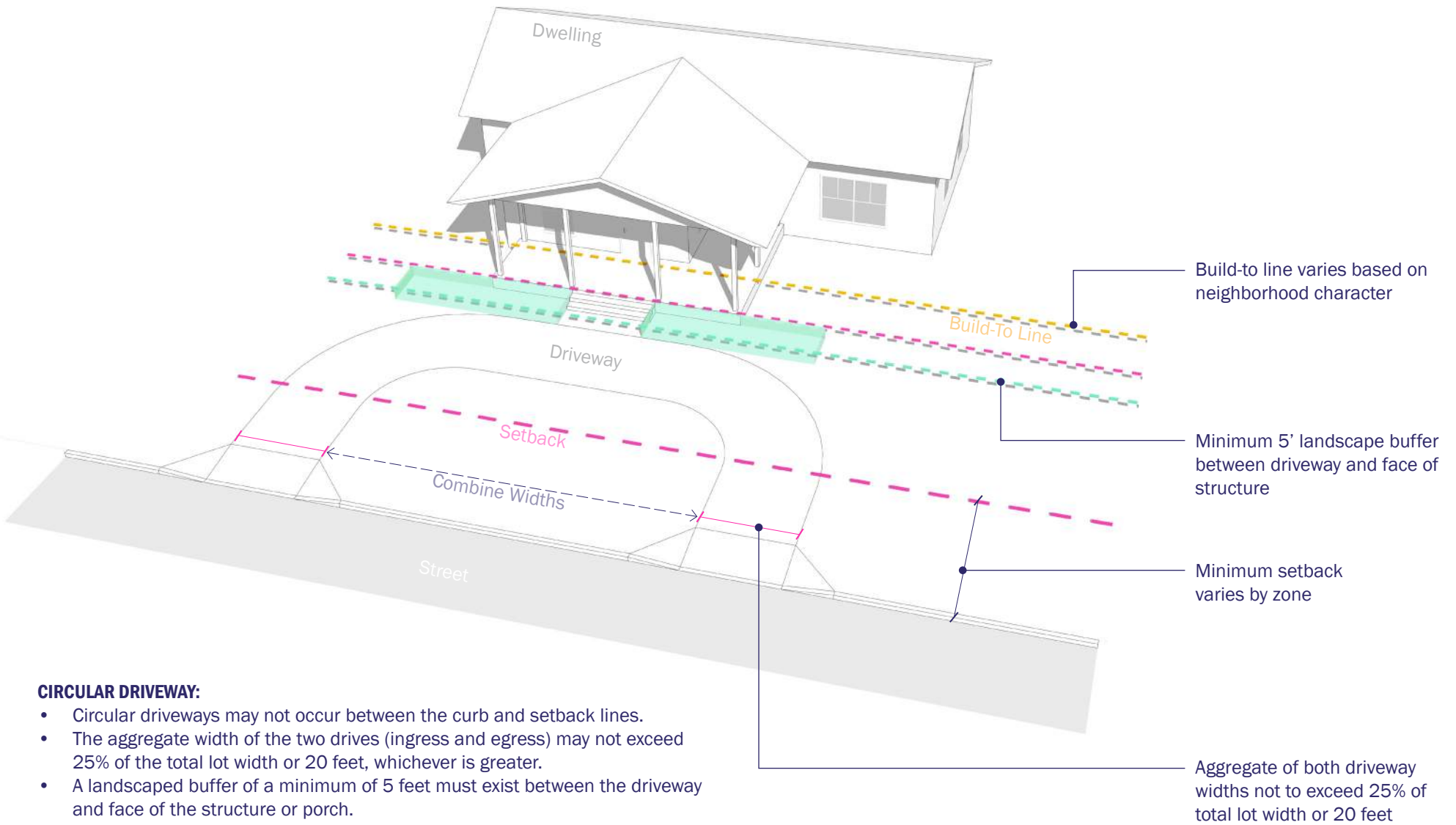
- Attached garage must be set back a minimum of 10 feet from front of house.
Note: if a porch covers more than 50% of the width of the house, then the garage setback may utilize up to 5 feet of the porch depth.
- The maximum width of a driveway or aggregate of all driveways may not exceed 25% of the lot width (max. 20 feet).



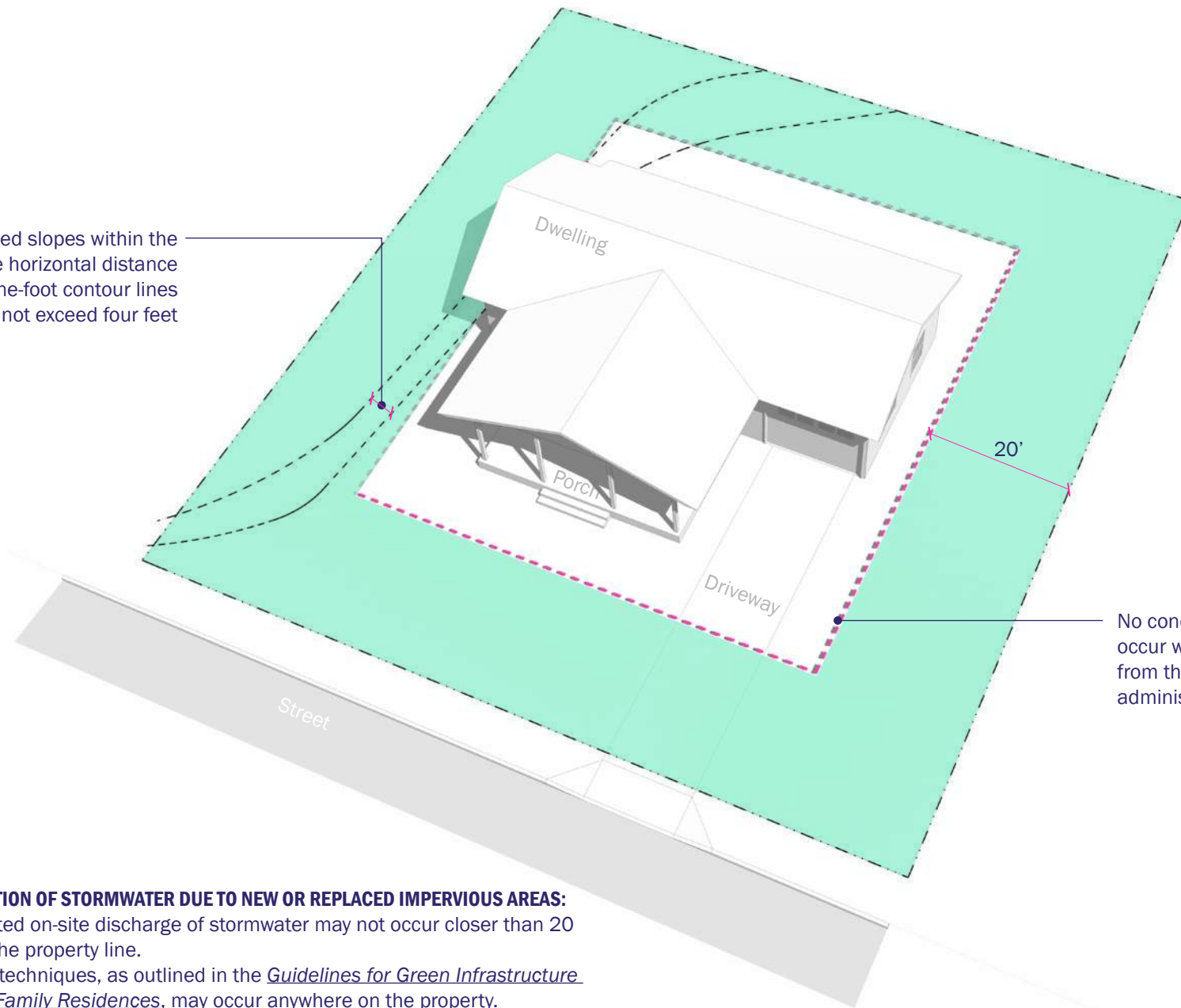
FRONT-LOADING GARAGE WITH PARKING PAD:

- Attached garage must be set back a minimum of 10 feet from front of house.
Note: if a porch covers more than 50% of the width of the house, then the garage setback may utilize up to 5 feet of the porch depth.
- The maximum width of a driveway or aggregate of all driveways may not exceed 25% of the lot width (max. 20 feet).
- Parking pads are allowed only between the required setback and the front of the house, and must be separated from the house or porch by a minimum 5 foot landscape buffer.





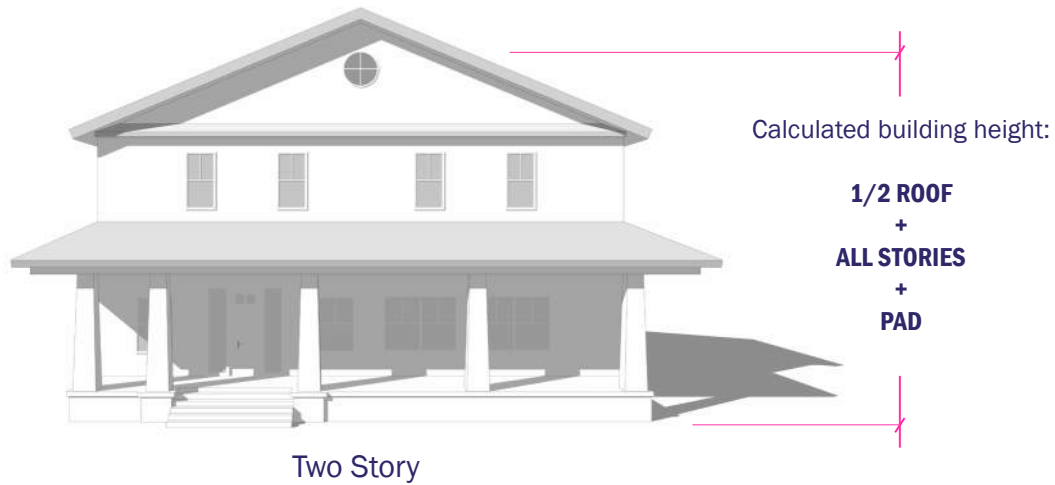
For graded slopes within the setback, the horizontal distance between one-foot contour lines shall not exceed four feet



No concentrated discharge may occur within a 20 foot buffer from the property line without administrator approval

ON-SITE MITIGATION OF STORMWATER DUE TO NEW OR REPLACED IMPERVIOUS AREAS:

- Concentrated on-site discharge of stormwater may not occur closer than 20 feet from the property line.
- Mitigation techniques, as outlined in the [*Guidelines for Green Infrastructure for Single Family Residences*](#), may occur anywhere on the property.
- Setback slopes shall not exceed a 4:1 run to rise ratio.



DETERMINING BUILDING STORY AND ELEVATION:

Total building height, regardless of how many stories, is calculated using the formula: **PAD + ALL STORIES + 1/2 ROOF**

1. **PAD** is the base upon which the building sits, measured from average front finish grade to first floor.
2. **STORY** is the occupiable space between floor and ceiling. For an 8' interior ceiling height assume a 9' STORY height; for a 9' interior ceiling height assume a 10' STORY height; etc.
3. **ROOF** is the distance measured from soffit to ridge.

